

1 BILL NO. R-85-11-14

2 DECLARATORY RESOLUTION NO. R-137-85

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Lot 84 - Congressional Parkway,
13 Washington Township, Allen County,
14 Fort Wayne, Indiana;

15 said property more commonly known as Lot 84, Congressional Park-
16 Way, Fort Wayne, Indiana;

17 WHEREAS, recommendations have been received from the
18 Committee on Finance and the Department of Economic Development
19 concerning said Resolution;

20 WHEREAS, notice of the adoption and substance of said
21 Resolution has been published in accordance with I.C. 5-3-2 and
22 a public hearing has been conducted on said Resolution;

23 WHEREAS, if said Resolution involves an area that has
24 already been designated an allocation area under I.C. 36-7-14-39,
25 the Fort Wayne Redevelopment Commission has adopted a Resolution
26 approving the designation.

27 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
28 THE CITY OF FORT WAYNE, INDIANA:

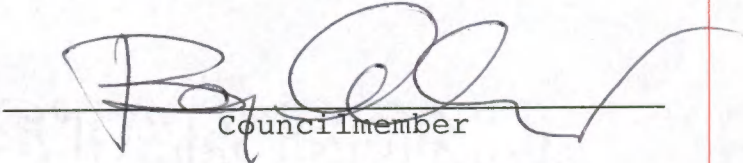
29 SECTION 1. That, the Resolution previously designating
30 the above described property an "Economic Revitalization Area" is
31 confirmed in all respects.

32 SECTION 2. That, the above described property is here-
by declared an "Economic Revitalization Area" pursuant to I.C. 6-
1.1-12.1, said designation to begin on the effective date of this

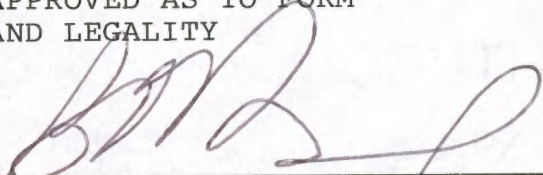
1 Page Two

2 Resolution and continue for one (1) year. Said designation shall
3 terminate at the end of that one (1) year period.

4 SECTION 3. That this Resolution shall be in full force
5 and effect from and after its passage and any and all necessary
6 approval by the Mayor.

7
8 
9 Councilmember

10 APPROVED AS TO FORM
11 AND LEGALITY

12 
13 Bruce O. Boxberger, City Attorney
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

Read the first time in full and on motion by Eustach, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.S.

DATE: 11-12-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eustach, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 11-26-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~

(SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. Q-137-85

on the 26th day of November, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of November, 1985, at the hour of 1:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 5th day of December, 1985, at the hour of 3:30 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Steven D. and Cathy J. Juntgen (Emerald Green, Inc.)
2. Owner(s) Steven D. and Cathy J. Juntgen
3. Address of Owner(s) 2207 Skyhawk Drive
Fort Wayne, Indiana 46815
4. Telephone Number of Owner(s): (219) 749-2705
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant _____

7. Telephone number of Applicant: () _____
8. Address of Property Seeking Designation _____
Lot 84- Congressional Parkway
9. Legal Description of Property Proposed for Designation
(may be attached) _____

10. Township Washington
11. Taxing District Fort Wayne

12. Current Zoning M-1
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? Vacant Land
- _____
- _____
- b. What Structure(s) (if any) are on the property? None
- _____
- b. What is the condition of this structure/these structures _____
15. Current Assessed Value of Real Estate _____
- a. Land \$17,424.00
- b. Improvements _____
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- None - Not on records as of 3-1-85
17. Description of Proposed Improvements to the Real Estate _____
- 50 X 100 Steel Structure
- _____
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- Around the middle of November 1985.
- b. When is completion expected? February of 1986.
19. Cost of Project (not including land costs) \$105,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 4

b. What is the nature of those jobs? Lawn Related

c. Anticipated time frame for reaching employment level stated above?

Present

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.)

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

In order for Emerald Green to grow and offer further employment opportunities it is necessary for us to expand our warehouse

and office facilities so that we can store the proper products and and keep our equipment up to date.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No XX

26. Financing on Project

What is the status of financing connected with this project? Financing will be through a bank.

I hereby certify that the information and representation on this Application are true and complete.

Steven D. Jentgen
Signature (s) of Owners

10/29/85
Date

Cathy J. Jentgen

10/29 /85

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing: _____

Approved or Denied? _____ Date: _____

Allocation Area: _____

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

B-85-11-14

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Emerald
Green, Inc., Lot 84, Congressional Parkway - Steven D. and Cathy J.
Juntgen)

EFFECT OF PASSAGE A steel building will be constructed on land that is
presently vacant, expanding the warehouse and office facilities, in-
creasing product storage and allowing for the updating of equipment.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) approximately \$105,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

November 13, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.,
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of November 16, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolutions

Bill No. R-85-11-05 & R-85-11-06
Bill No. R-85-11-07 & R-85-11-08
Bill No. R-85-11-09 & R-85-11-10
Bill No. R-85-11-11 & R-85-11-12
Bill No. R-85-11-13 & R-85-11-14

Please send us 4 copies of the each of the above Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 5

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-11-13 AND R-85-11-14)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 11-12-85,
date

designating property at Emerald Green, Inc., Lot 84,
Congressional Parkway - Steven D. and Cathy J. Juntgen

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, November 26, 1985, at 7:00 P.M.,
date, time & place
Common Council Conference Room 128, City-County Bldg., One Main Street,
Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)
Allen
County, IN

To JOURNAL-GAZETTE
P.O. BOX 100
FORT WAYNE, INDIANA

Dr.

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	4
Body	number of lines	17
Tail	number of lines	2
Total number of lines in notice		23

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point

Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Nov. 16 19 85 Title CLERK

Drusilla Roose

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 11/16/85

Subscribed and sworn to me before this 16th day of November 19 85

Anne M. Perkins Notary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-11-13 AND R-85-11-14)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 11-12-85, designating property at Emerald Green, Inc., Lot 84, Congressional Parkway - Steven D. and Cathy J. Juntgen an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, November 26, 1985, at 7:00 P.M., Common Council Conference Room 128, City-County, Bldg., One Main Street, Fort Wayne, Indiana.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

11/16

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

4

17

2

23

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90

cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Nov. 16, 19 85

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 11/16/85

Subscribed and sworn to me before this 16th day of November 19 85

Anne M. Perkins Notary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-11-13 AND R-85-11-14)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 11-12-85, designating property at Emerald Green, Inc., Lot 84, Congressional Parkway - Steven D. and Cathy J. Juntgen an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, November 26, 1985, at 7:00 P.M., Common Council Conference Room 128, City-County, Bldg., One Main Street, Fort Wayne, Indiana.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

11/16



The City of Fort Wayne

November 22, 1985

Ben Eisbart
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Emerald Green, Inc. (Steven and Kathy Juntgen)

Dear Mr. Eisbart:

On October 29, 1985, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at Lot 84 Congressional as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on November 6, 1985. A formal review of the site and an interview with Steve Juntgen was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. Eisbart
Page 2
November 22, 1985

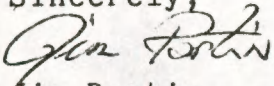
Rationale

The above stated recommendation is based upon the following rationale:

Effective Utilization of Vacant Under-Utilized Land
Neighborhood Conservation and Stabilization
Increase in Employment (4) Jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



Jim Partin
Business Planning Specialist
Department of Economic Development

de

BILL NO. R-85-11-14

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) a declaratory resolution
confirming the designation of an "Economic Revitalization Area" under
I.C. 6-1/1-12.1

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 11-26-85

SANDRA E. KENNEDY
CITY CLERK